



City of Granite City

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Board of Appeals MINUTES September 7, 2011

The Granite City Board of Appeals met on Wednesday, September 7, 2011. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Evelyn Harris, Douglas Conrad, Kim Benda and Kitty Reither. Also present were: Alderman Dan McDowell and Zoning Administrator, Steve Willaredt. Unexcused absence Kayleen Johnston.

COMMENTS/SWEAR IN

The Petitioner was introduced and sworn in by the Chairman, Sam Akeman. The Chair stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on September 20, 2011.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting (August 3, 2011) and this evening's Agenda was made by Douglas Conrad and seconded by Debbie Smith. Voice vote. All ayes.

PETITIONER – Vincent Bonvincino

**Parcel: 22-2-20-16-09-101-005
2825 Dale Avenue**

The Petitioner presented his request for an additional 2ft. side setback variance to allow for construction of an 18 X 30 detached garage. The existing shed will be removed from the side of the property where the proposed garage will be located. Discussion followed with reference to the site plan prepared by the contractor, API, Incorporated (Attachment A, available upon request). The Petitioner stated garage roof will be slanted and guttering installed.

The Chair asked the Zoning Administrator if he saw any problem with the plan. Mr. Willaredt replied that he was fine with it. The Chair stated no one in the audience was present either for or against the proposal and with no neighbor's objecting, called for further comments or questions from the Board. None voiced.

MOTION to approve the petition to allow the setback variance was made by Doug Conrad and seconded by Kitty Reither. Roll call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

A Motion to Adjourn was made by Evelyn Harris and seconded by Debbie Smith. Motion carried by unanimous consent.

Respectfully submitted,

Barbara Hawkins

Secretary

Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

HEARING DATE: September 7, 2011

PETITIONER: Vincent Bonvincino

LOCATION: 2825 Dale Avenue

REQUEST: Request a 2ft. side setback variance for construction of an
18 X 30 detached garage. District Zoned R-2.

FINDINGS OF FACT:

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

Yes

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

Yes

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

Yes

4) The plight of the applicant is due to peculiar circumstances not of his own making:

Yes

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning): Yes

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

No

Motion by Douglas Conrad and seconded by Kitty Reither to approve the request to allow the 2ft. side setback variance.

ROLL CALL:

Sam Akeman, Chairman	Yes
Debbie Smith	Yes
Evelyn Harris	Yes
Douglas Conrad	Yes
Kimberly Benda	Yes
Kitty Reither	Yes

ALL AYES – MOTION PASSED UNANIMOUSLY

Date of Hearing: September 7, 2011